

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 Cranley Street Springvale VIC 3171

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$795,999

Property type

House

Suburb

Springvale

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

40 Gove Street Springvale VIC 3171	\$1,100,000	23-Apr-21
69 Albert Avenue Springvale VIC 3171	\$1,123,000	27-Jun-21
11 Joyce Street Springvale VIC 3171	\$1,080,000	30-Jul-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 August 2021



40 Gove Street Springvale VIC 3171 Sold Price **\$1,100,000** Sold Date **23-Apr-21**

 3  1  6

Distance **0.78km**



69 Albert Avenue Springvale VIC 3171 Sold Price ^{RS} **\$1,123,000** Sold Date **27-Jun-21**

 3  1  1

Distance **1.18km**



11 Joyce Street Springvale VIC 3171 Sold Price ^{RS} **\$1,080,000** Sold Date **30-Jul-21**

 2  1  4

Distance **1.73km**

RS = Recent sale **UN** = Undisclosed Sale

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